

COUNTY OF FAIRFAX

TOWNHOUSE AND DETACHED SINGLE FAMILY DWELLING COVER SHEET*

Revised: 10/16/03

MUST BE COMPLETED BY DESIGNER
(please print)

1. Code: Year _____ ☐ IRC(R5) ☐ IBC(R3)
2. Type of construction: ☐ VB ☐ VA
3. Number of stories above grade: _____
4. Sprinklers: ☐ Yes ☐ No
5. Fireresistance design (townhouses only, where required)

Location	Design Number
Firewall	
Exterior wall/column	
Interior wall/column	
Floors	
Roof/ceiling	
other:	

6. Problem soils: ☐ Yes ☐ No
7. Soils Report: ☐ Yes ☐ No
if yes, submit one copy.
8. Design soil bearing pressure: _____ psf
9. Design soil lateral pressure: _____ pcF
10. Foundation wall design:
Thickness of wall: _____ inches
Maximum height of wall: _____ feet
Maximum height of backfill: _____ feet
Type: ☐ Concrete ☐ Masonry
Design: ☐ Plain ☐ Reinforced
11. Material specifications (e.g., wood species, grade, masonry, steel, etc.) and locations:

12. Design Loads, psf

Area	Dead load	Live load
Dwelling Unit		
Sleeping rooms		
Roof		
Wind		
other:		

13. Are there building related development conditions (i.e., proffers, special exceptions, special permits, variances)? ☐ Yes ☐ No

If yes, complete below; note referenced page in which related details/notes can be found in the construction documents:

- ☐ Affordable dwelling units (ADU), page: _____
Do ADUs comply with Housing & Community Development Specifications? ☐ Yes ☐ No
- ☐ Sound transmission class rating, page: _____
- ☐ Other: _____ page: _____
- ☐ Other: _____ page: _____

14. Exterior Insulation and Finish Systems (EIFS): ☐ Yes ☐ No

if yes, evaluation report number: _____

15. Utility company easements on this site: ☐ Yes ☐ No

16. Wall bracing:
☐ 1x4 let-in bracing at corners
☐ 4 ft. of structural sheathing at corners
☐ Sheathing per IRC Section R602.10.5
☐ Other method: _____
(provide description)

(provide evaluation report for non-structural sheathing)

17. Steel columns:

- ☐ AISC standard pipe, ASTM A501, A53
☐ ICC approved (provide evaluation report)
☐ Not applicable

18. Pre-manufactured floor and/or roof trusses:
(this does not include TJI, GPI, LPI, etc.)
☐ Yes ☐ No

if yes, three sets of shop drawings, signed and sealed by the truss designer, must be submitted prior to erection. A completed *Truss Plan Cover Sheet* must be attached to each set.

19. Masterfile plan: ☐ Yes ☐ No
if yes, complete the information below.

Model name: _____

Subdivision plan number: _____

20. Job location (note address and/or subdivision):

21. Name, address, occupation of designer. If designed by a licensed professional registered in the Commonwealth of Virginia, provide designer's seal in the space provided below.

22. As the designer of this structure, I have reviewed the building related development conditions (if any) of the associated subdivision or grading plan, and the attached construction documents are in compliance with these conditions. I hereby certify that the information on this sheet is correct.

Signature

Date



COUNTY OF FAIRFAX, VIRGINIA
BUILDING PLAN REVIEW DIVISION
LAND DEVELOPMENT SERVICES, DPWES

PLAN APPROVAL IS FOR PERMIT ISSUANCE AND IS SUBJECT TO CORRECTION NOTES ON PLANS AND CONDITION LISTED ON THIS COVER SHEET. ISSUANCE OF PERMIT IS LICENSE TO PROCEED WITH WORK IN ACCORDANCE WITH ADOPTED CODES. ISSUANCE OF PERMIT DOES NOT PRECLUDE FIELD INSPECTORS FROM ORDERING CORRECTIONS TO MEET CODES WHEN DEFICIENCIES ARE NOTED DURING INSPECTIONS.

NO INSPECTION SHALL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON THE JOB SITE. NO CHANGES SHALL BE MADE TO THE APPROVED PLANS WITHOUT PRIOR APPROVAL OF THE BUILDING PLAN REVIEW DIVISION.

CALL MISS UTILITY AT 1-800-552-7001 BEFORE YOU DIG.

These drawings were not reviewed for compliance relative to electrical, mechanical, or plumbing elements. Compliance will be evaluated during inspection by field staff.

(for County use only)

See *Fairfax County Typical Deck Details* for the following requirements:

- ☐ Ledger attachment ☐ Footing size
☐ Post/beam connections ☐ Stairs
☐ Post/footing connections ☐ Guardrail/handrail

Approval:

Reviewer's initials: _____ Date: _____

Plan number: _____

* One coversheet is required for each townhouse model and for each subdivision for county-wide masterfile program.